

February 2023

London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 5 Environmental Statement and Related Documents
**5.02 Appendix 14.6 Winter and Summer Viewpoint
Photography - Viewpoints 51-60**

Application Document Ref: TR020001/APP/5.02
APFP Regulation: 5(2)(a)

The Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

London Luton Airport Expansion Development Consent Order 202x

5.02 ENVIRONMENTAL STATEMENT APPENDIX 14.6 WINTER AND SUMMER VIEWPOINT PHOTOGRAPHY– VIEWPOINTS 51-60

Regulation number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference:	TR020001
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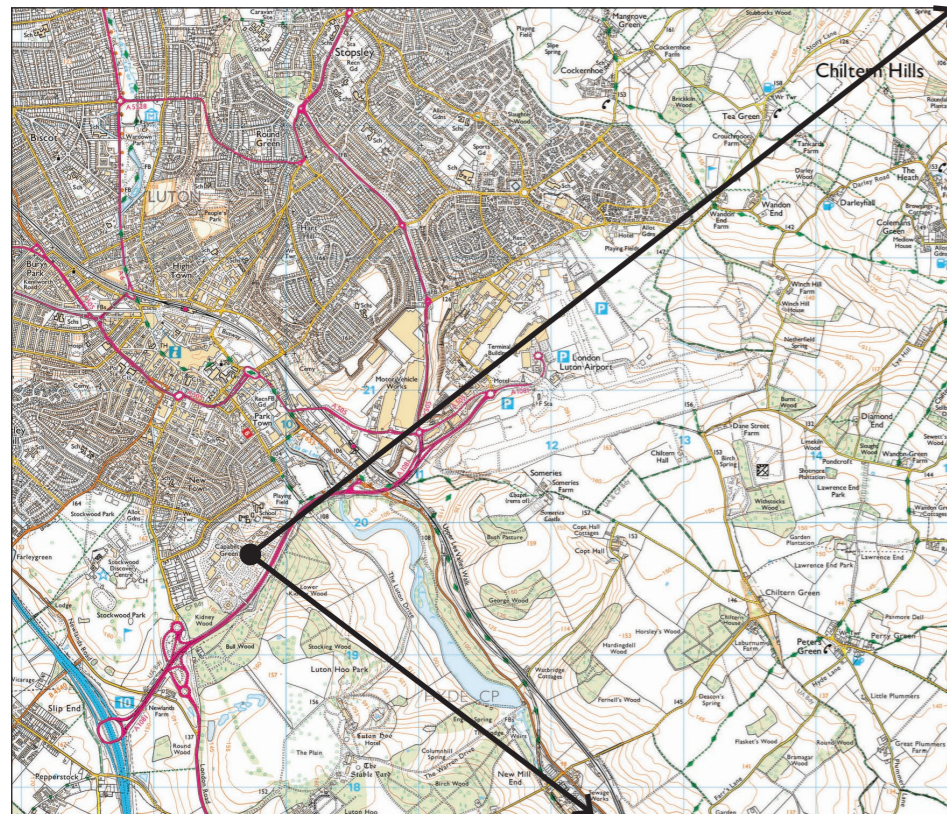
Assessment Viewpoint 51 : Capability Green

Winter Photograph



National Grid Reference: 509861, 219886, 147.8aod
Date / Time: 17th December 2020 (09:07)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located in the eastern part of Capability Green, and is orientated in an east-north-east direction towards the Main Application Site. The viewpoint is representative of views experienced by users of the Capability Green business park and users of New Airport Way.

The view overlooks part of Capability Green business park in the foreground, with pylons, open green space, office blocks and car parking visible. Various retail and industrial buildings are distinguishable amongst the vegetation in the middle distance on the valley floor; alongside Luton Airport Parkway station and the sports fields at Park Town. Hangars, hotels and other airport buildings are visible in the distance at the top of Dairyborn Escarpment and on the horizon across the centre part of the view. Napier Park and the Hart Hill residential area are visible in the distance within the left part of view and the airport runway is decipherable on the horizon into the right part of the view.

Anticipated Change to View

The Proposed Development would be mostly screened from this location. Work 6a(01) may however be discernible to the nearside of the control tower in Phase 1 and may be seen alongside activities associated with the expansion of Terminal 1 (Work 3a), beyond the easyJet hangar and on the horizon during this period.

Site clearance activities to deliver the Airport Access Road (Work 6a(02)), notably construction of the engineered slope and bridged section over Airport Way; and works to restore the landscape following its delivery (Work 5a) would also be visible in the centre part of the view during Phase 2a, atop Dairyborn Escarpment and to the nearside of the Gulfstream hangar.

Activities associated with the delivery of Work 4b may also be discernible in the distance, beyond the Gulfstream hangar in Phase 2b.

Camera Location



Summer Photograph



National Grid Reference: 509861, 219886, 147.8aod
Date / Time: 19th September 2020 (10:53)
Weather Conditions / Visibility: Sunny / Good
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

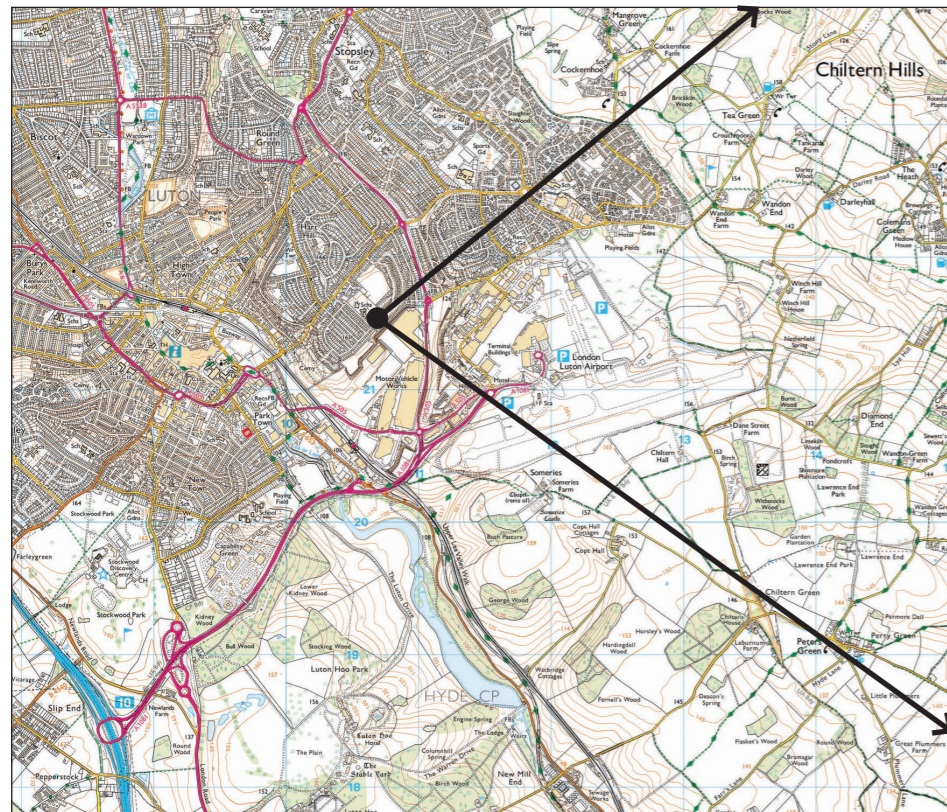
Assessment Viewpoint 52 : Corner of Devon Road and Gayland Avenue

Winter Photograph



National Grid Reference: 510669, 221502, 154.8aod
Date / Time: 17th December 2020 (09:53)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located at the junction between Devon Road and Gayland Avenue and is orientated in an easterly direction towards the Main Application Site. The viewpoint is representative of views experienced by residents living to the southeast of the Hart Hill residential area and users of Powdrills Field neighbourhood park. The foreground of the view is dominated by the residential streetscape of Devon Road, with its associated houses, gardens, parked cars and bus stops. The scrub vegetated slope of the Dairyborn Escarpment is visible beyond the residential properties in the middle distance, to the far side of which a number of buildings within the Airport Business Park are evident; the most notable of which being the Monarch Airways, Thomson Airways and Gulfstream hangars and the GKN Unit B building.

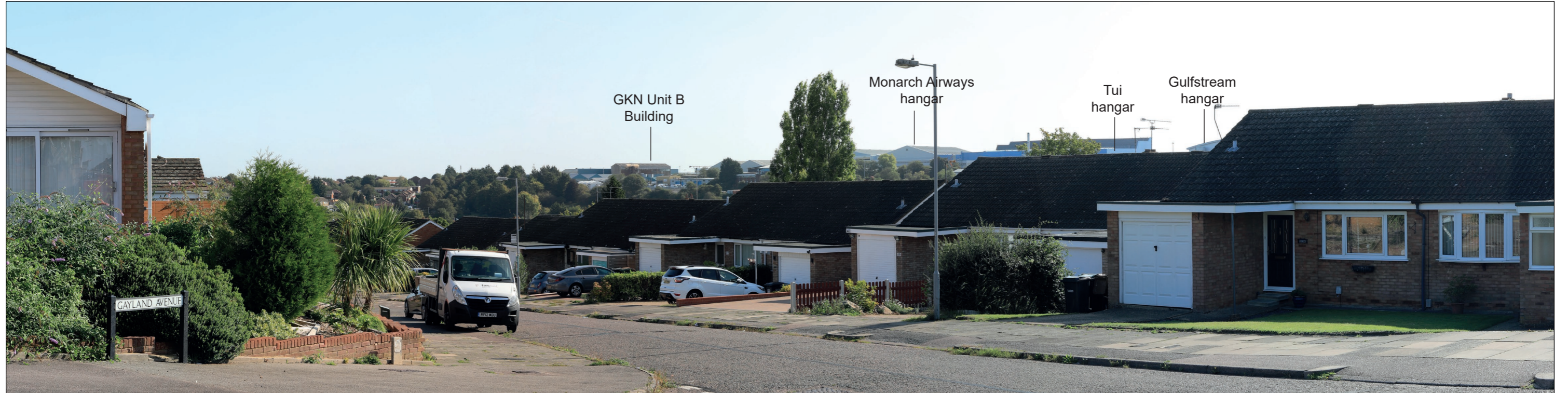
Anticipated Change to View

The Proposed Development would be entirely screened in Phase 1. Site clearance activities and works to deliver the Airport Access Road (Works 6a(02) and 6a(03)) - notably the removal of buildings and vegetation that is discernible to the nearside of the hangar buildings and to a lesser extent construction of the road itself - would however be visible in the middle distance across the centre part of the view during Phases 2a and 2b. Removal of the GKN building and Work 4b would also be discernible in the distance and on the horizon, in the centre left part of the view from Phase 2b.

Camera Location



Summer Photograph



National Grid Reference: 510669, 221502, 154.8aod
Date / Time: 19th September 2020 (10:17)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

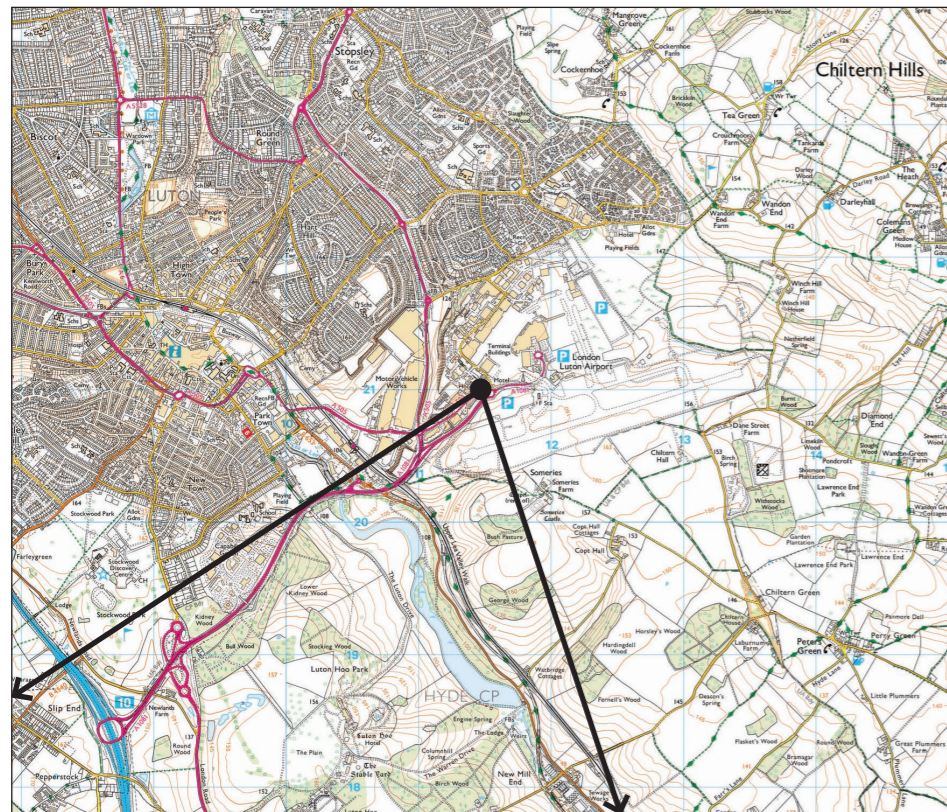
Assessment Viewpoint 53 : Roundabout Junction of Airport way and New Airport way (A1081)

Winter Photograph



National Grid Reference: 511508, 220996, 151.3aod
Date / Time: 17th December 2020 (09:36)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



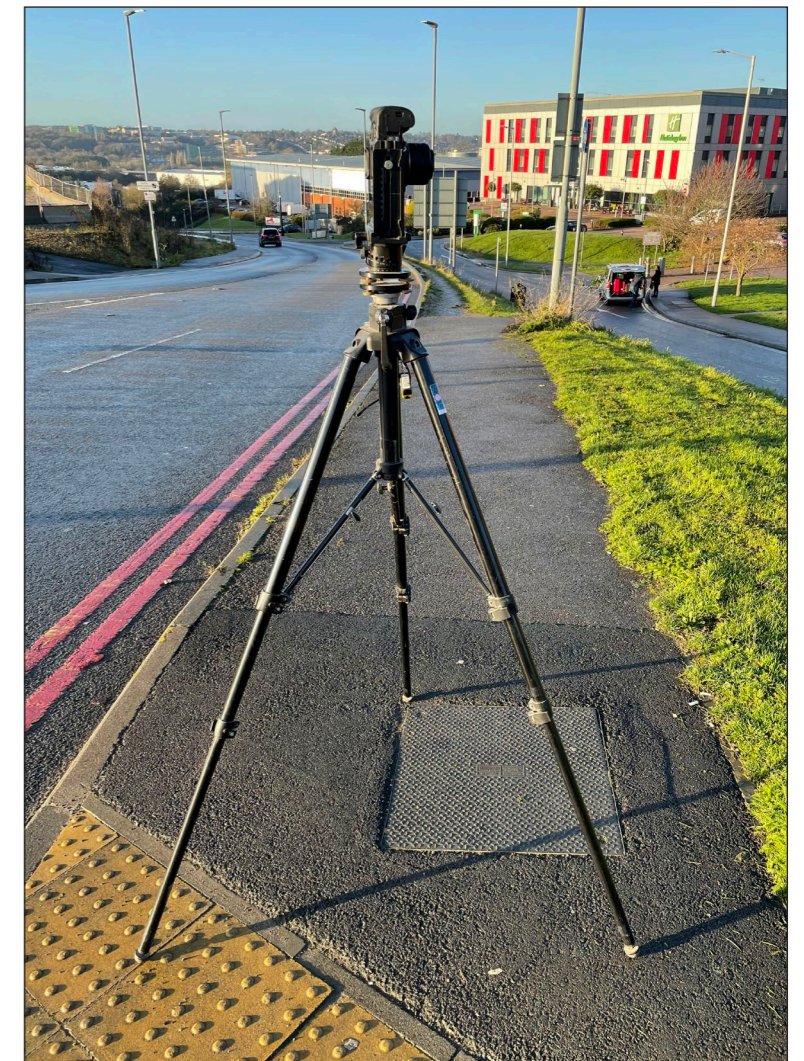
Baseline Description

This viewpoint is located within the Main Application Site, at the roundabout junction of New Airport Way and Airport Way, and is orientated in a south westerly direction. This viewpoint is representative of road users at this junction and along these roads. The foreground of the view is dominated by the roundabout junction and a large area of hard standing (formally car park). In the middle distance, vegetation along the south of New Airport Way screens views towards the existing mid-stay car park, however tall lighting elements are visible above this vegetation on the skyline. A number of large commercial buildings are located in the middle distance, including budget hotels. The landform drops into the distance before rising again towards a wooded ridge. Buildings at Capability Green and New Town are visible here, including Bailey Hill Water Tower at Luton Loo Memorial Park.

Anticipated Change to View

Work 6a(01) would reconfigure the junction of New Airport Way and Airport Way in Phase 1, impacting to some extent all carriageways visible in the foreground of this view and the northern boundary of the mid-stay car park to the left of view. Work 6a(02) would then further change the arrangement of this junction from Phase 2a, introducing a new dual-carriageway bridged crossing over Airport Way, which would be evident across the centre and right parts of the view; to the nearside of the IBIS Budget hotel and between the Eden Farms building and Holiday Inn. The bridge parapet associated with this change is anticipated to largely screen views across the skyline of Luton and towards Capability Green and New Town from this viewpoint.

Camera Location



Summer Photograph



National Grid Reference: 511508, 220996, 151.3aod
Date / Time: 19th September 2020 (08:12)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

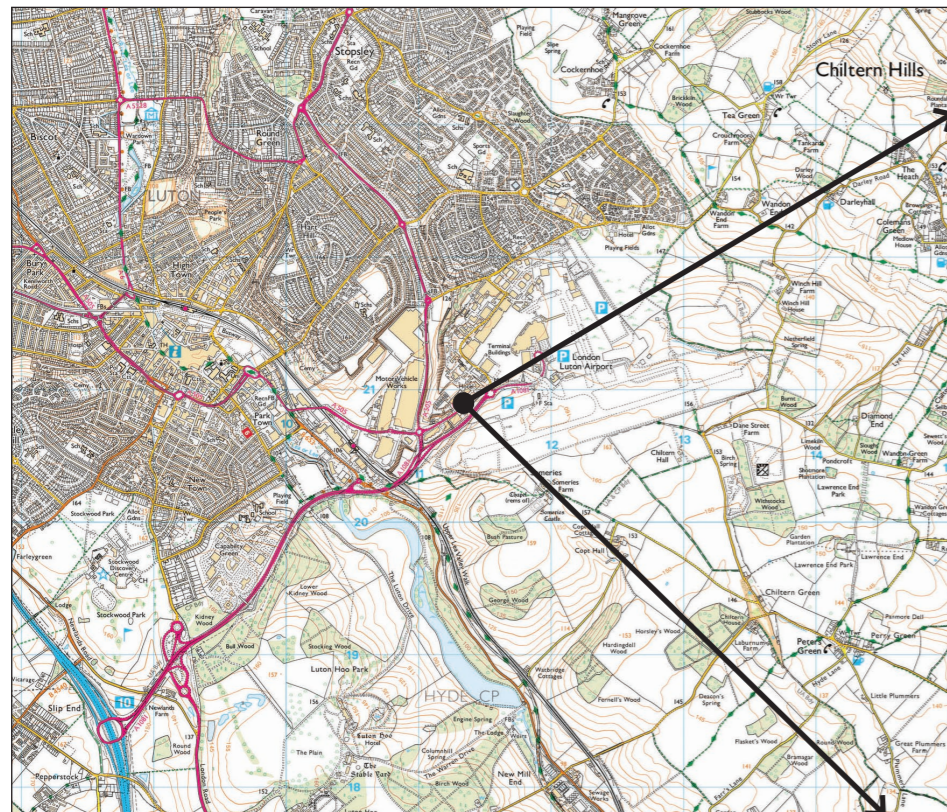
Assessment Viewpoint 54 : At crossing on Airport way

Winter Photograph



National Grid Reference: 511304, 220861, 134.9aod
Date / Time: 17th December 2020 (09:27)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located on Airport Way, near the entrance into the Eden Farms building and opposite the IBIS Budget hotel. The view is representative of road users of Airport Way and is orientated in an easterly direction. The foreground of the view is dominated by the road corridor of Airport Way, which is aligned by concrete barriers, lighting columns and telegraph poles. A scrub vegetated embankment rises steeply to the far side of the road across the right part of the view, screening views further in this direction. A Holiday Inn Express hotel and some mature trees are visible adjoining the junction with New Airport Way and Percival Way in the middle-distance to the left of the view.

Anticipated Change to View

Work 6a(01) to reconfigure the junction of Airport Way, New Airport Way and Percival Way would be visible in the foreground and middle-distance during Phase 1, broadening the visible road corridor to some extent but not materially altering its arrangement. Work 6a(02) in Phase 2a however introduces a bridged structure, commencing at the top of the escarpment in the centre right part of the view and crossing over Airport Way in the left of the view, which is considered to be prominent in the foreground from this period.

Camera Location



Summer Photograph



National Grid Reference: 511304, 220861, 134.9aod
Date / Time: 11th September 2021 (10:04)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

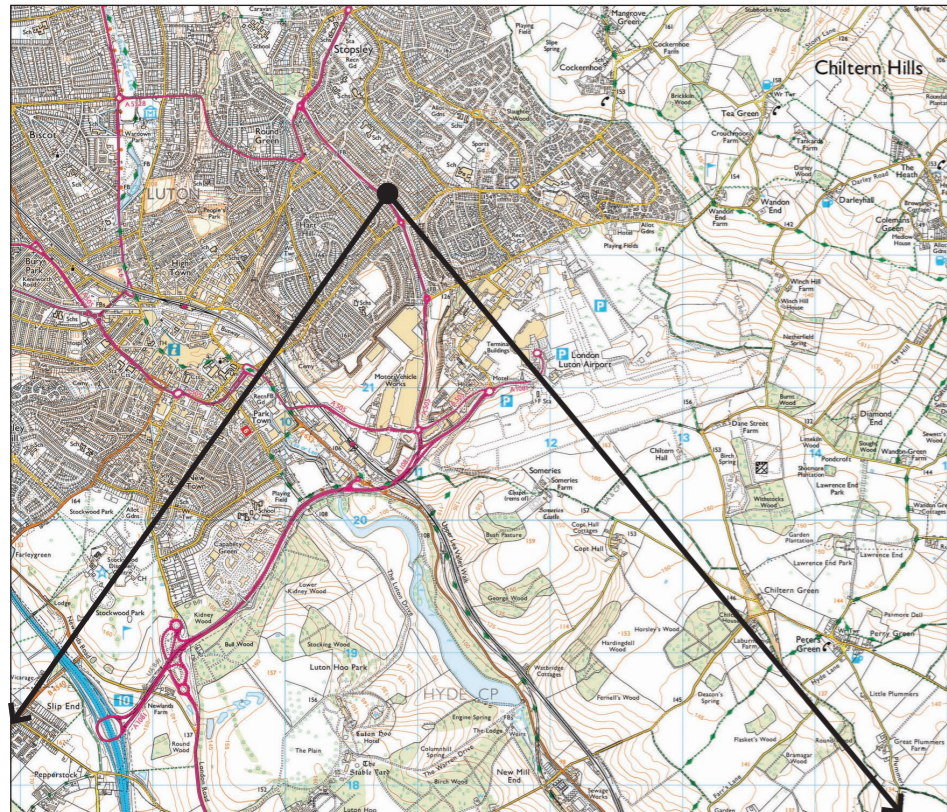
Assessment Viewpoint 55 : Hartsfield Road

Winter Photograph



National Grid Reference: 510759, 222467, 140aod
Date / Time: 17th December 2020 (11:13)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located on the pavement adjoining Hartsfield Road, east of the junction with Yeovil Road and approximately 500m northwest of the Main Application Site. The view is orientated in a southeast direction towards the Main Application Site and is representative of views experienced by users of Hartsfield Road and the Vauxhall Way (A505). The view is well vegetated by the extensive tree cover that aligns the Vauxhall Way in the right part of the view and residential properties extend into the middle distance within the left part of the view. The Gulfstream hangar and Prospect Day Nursery (Building B3) are discernible in the centre part of the view in the middle-distance.

Anticipated Change to View

The Proposed Development would be almost entirely screened from this viewpoint. Activities associated with the construction of the Airport Access Road (Work 6a(02)) - notably the removal of Building B3 to the nearside of the Gulfstream hangar - would however be discernible within the centre part of this view in Phase 2a. Vehicular movements along the Airport Access Road may also be discernible in views from this location into the future.

Camera Location



Summer Photograph



National Grid Reference: 510759, 222467, 140aod
Date / Time: 19 September 2020 (10:04)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

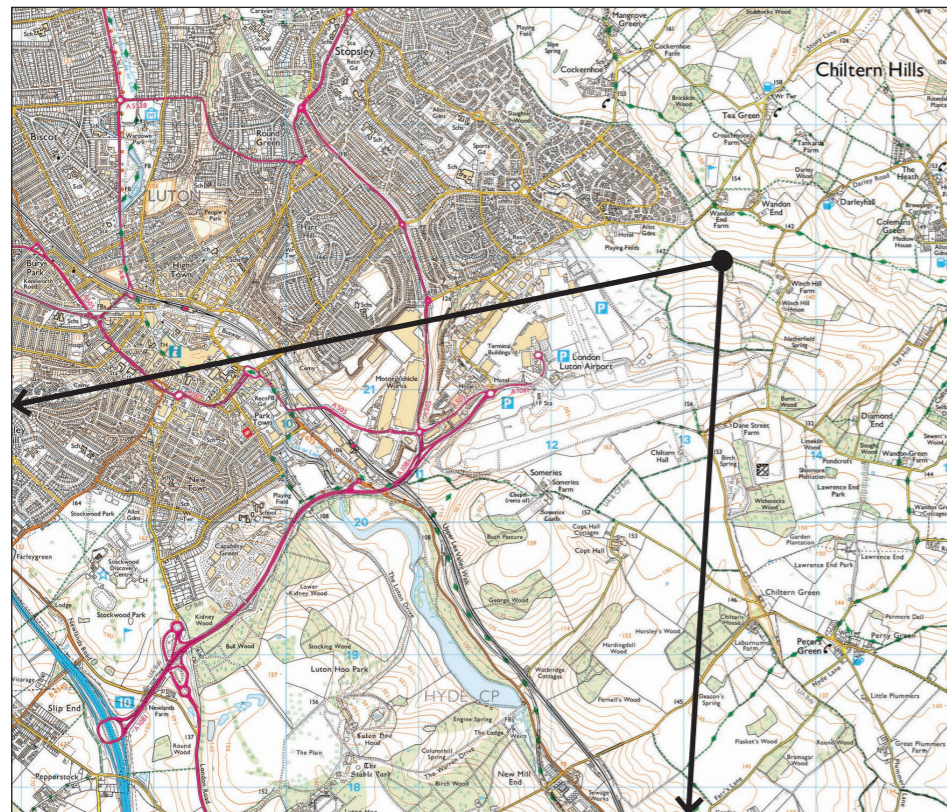
Assessment Viewpoint 56 : Footpath leading from Winch Hill Farm at Wandon End

Winter Photograph



National Grid Reference: 513322, 221963, 140.3aod
Date / Time: 16th March 2020 (08:25)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located on public footpath Kings Walden 043, on the ridgeline of Winch Hill and immediately to the northeast of where the footpath passes between a mature hedgerow and coniferous woodland plantation. The view is orientated in a westerly direction and overlooks an area of neutral meadow grassland in the foreground, which was formerly in arable production but that was seeded in 2018. The mature historic hedgerow that demarcates the southeast boundary of Wigmore Valley Park is visible in the middle-distance across the right of the view and to the nearside of the airfield across the left of the view. The airfield (including standing planes and other airport related buildings and features) is visible in the distance and on the horizon.

Anticipated Change to View

This viewpoint would be located within the area of Replacement Open Space (Work 5b(02)) to be delivered as part of the Proposed Development in Phase 1, embedded into which is the planting of a new areas of woodland and scrub vegetation within the foreground of this view. Works to establish the Replacement Open Space may be seen alongside site clearance activities in the distant right part of the view and glimpses of Works 1a, 2e and 4m(01) during Phase 1.

The embedded landscape mitigation within the Replacement Open Space would establish to partially screen proposed works in by Phases 2a and 2b. Soil stripping activities, earthworks and Works 4c(01), 4d, 4f, 4p(01), 4q(01), 4v and 6b(02) - across lower-lying areas in the left and centre parts of the view - and Works 1b, 2b, 2f, 3b(01), 3c(01), 3d, and 4f in the more elevated land visible in the distance - may remain partially evident in this view at Phase 2a. Works 2c, 2g, 3b(02), 3c(02), 3i, 4a, 4b, 4p(02), 4q(02) and 4r may also be discernible in glimpsed views from Phase 2b, particularly during winter months.

Camera Location



Summer Photograph



National Grid Reference: 513322, 221963, 140.3aod
Date / Time: 19th September 2020 (09:41)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

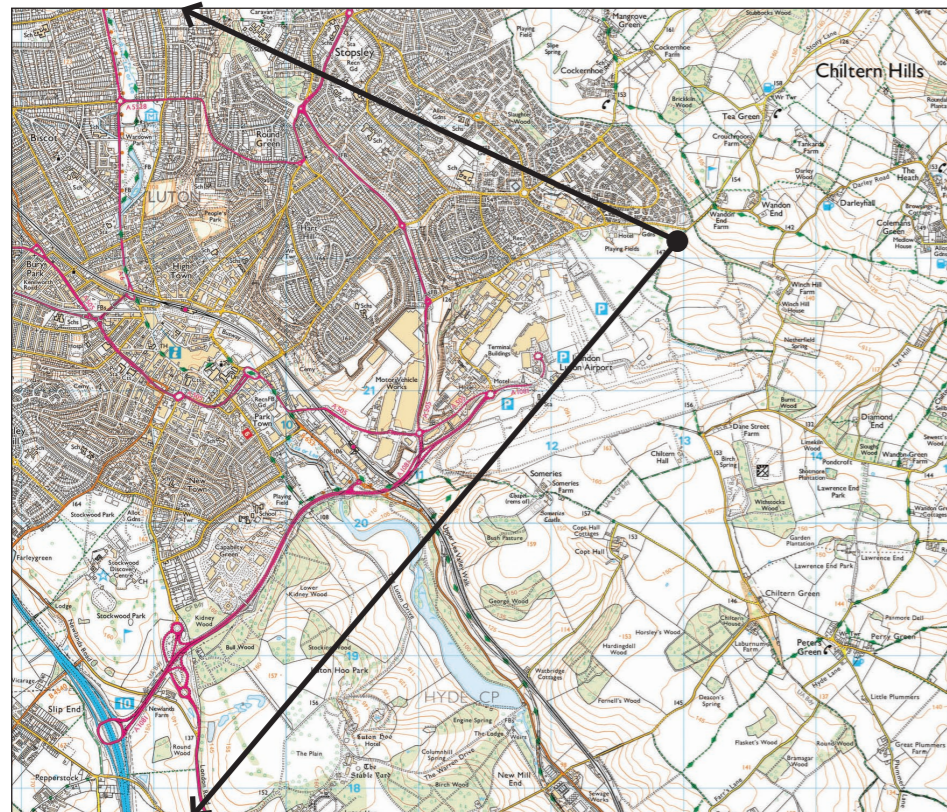
Assessment Viewpoint 57 : Footpath leading from Eaton Green Road into playing field

Winter Photograph



National Grid Reference: 512904, 222104, 148.3aod
Date / Time: 16th March 2020 (08:05)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located in the east of Wigmore Valley Park and is representative of receptors using this area of public open space. The view is orientated in a westerly direction and overlooks an area of managed grassland in the foreground, which is bounded to the left of the frame by mature trees. A swathe of mixed species trees is visible across the view in the middle-distance, which serve to partially filter views to airport hangars beyond. The airport control tower is visible, alongside other airport related built form in the left part of the view and Wigmore Pavilion is discernible in the distance in the right part of the view.

Anticipated Change to View

Site clearance activities, the erection of site hoarding and works to establish a landscaped earth bund for future screening purposes (forming part of Work 5b(01)) would be evident within the left part of this view in Phase 1; and would be seen alongside other improvements to be delivered as part of the New Century Park development, including the introduction of new surfaced paths and creation of a new play facility in the middle-distance to the centre right of this view.

Vegetation planted atop the earth bund would have established to provide some degree of screening by Phase 2a, Works 3b(01), 3d - and to a lesser extent Works 1b and 6b(02) - may however remain discernible in the middle-distance within the left part of this view during this period. Works 3b(02), 3i, 4a, 4r and 5c(02) may also remain visible in the left part of this view from Phase 2b, notwithstanding the further establishment of embedded screening vegetation; as too may Work 4b, beyond intervening vegetation in the centre part of this view during winter months.

Camera Location



Summer Photograph



National Grid Reference: 512904, 222104, 148.3aod
Date / Time: 19 September 2020 (09:17)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

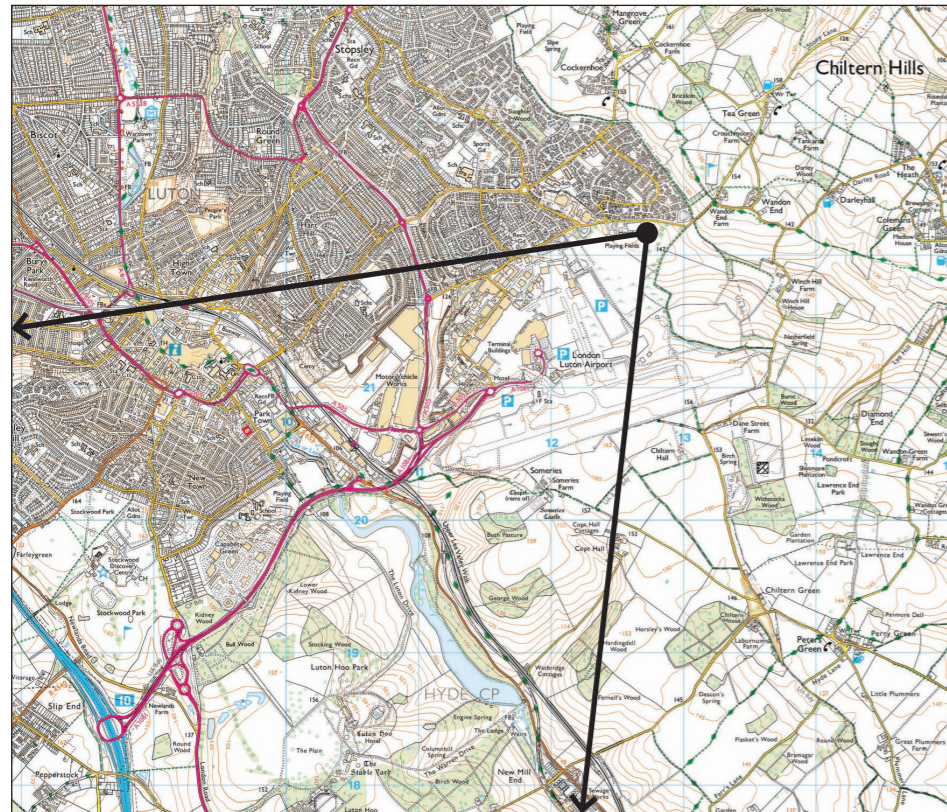
Assessment Viewpoint 58 : Playing field adjacent to the Allotments

Winter Photograph



National Grid Reference: 512754, 222180, 151.4aod
Date / Time: 16th March 2020 (08:10)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located in the east of Wigmore Valley Park and is representative of receptors using this area of public open space. The view is orientated in a south westerly direction and overlooks an area of managed grassland in the foreground, extending into the middle-distance. A swathe of trees within Wigmore Valley Park is visible across the left part of the view, beyond which further scrub vegetation overlying the former Eaton Green landfill is evident. The Signature and Harrods Aviation hangars, alongside other airport related buildings, can be seen in the middle-distance in the right part of this view.

Anticipated Change to View

Site clearance activities, the erection of site hoarding and works to establish a landscaped earth bund for future screening purposes (forming part of Work 5b(01)) would be evident across this view in the middle-distance in Phase 1; beyond improvements to be delivered as part of the New Century Park development, including the introduction of new surfaced paths and creation of a new play facility in the foreground.

Vegetation planted atop the earth bund would have established to provide some degree of screening by Phase 2a, Works 3b(01), 3d - and to a lesser extent Works 1b and 6b(02) - may however remain discernible in the middle-distance across the left and centre parts of this view during this period. Works 3b(02), 3i, 4a and 4r would also remain visible across the left part of this view, and Work 4b in the right part of this view, from Phase 2b; but would decrease in their prominence following the further establishment of embedded screening vegetation.

Camera Location



Summer Photograph



National Grid Reference: 512754, 222180, 151.4aod
Date / Time: 19th September 2020 (09:25)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

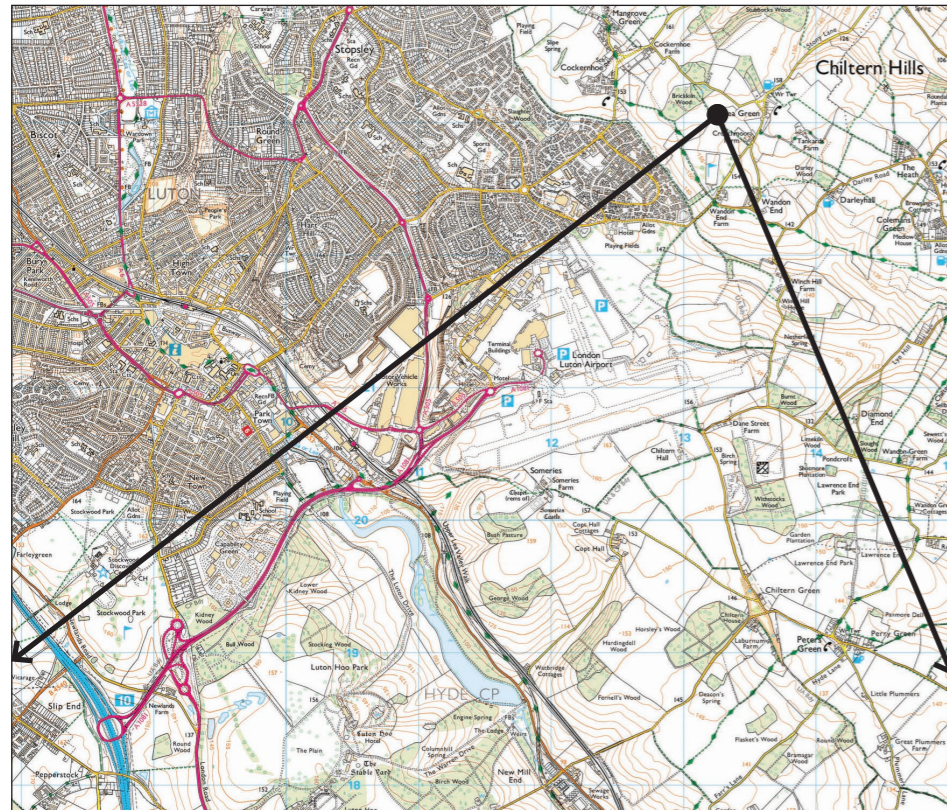
Assessment Viewpoint 59 : Footpath leading from Crouchmoor Farm

Winter Photograph



National Grid Reference: 513246, 223005, 157.5aod
Date / Time: 16th March 2020 (07:47)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located on footpath Offley 003, to the west of Tea Green and approximately 700m northeast of the Main Application Site. The view is orientated in a south westerly direction and is representative of views experienced by users of this public right of way. An open agricultural landscape with occasional mature trees dominates the foreground of the view and is enclosed to the right by mature woodland. The Signature and Harrods Aviation hangars, alongside the airport control tower, are discernible beyond intervening vegetation in the distance and on the horizon in the centre and centre left parts of the view.

Anticipated Change to View

The Proposed Development would be entirely screened from this viewpoint in Phase 1. Construction activities associated with Works 3b(01) and 3c(01) may however be discernible in the distance in the left part of this view in Phase 2a. Works 3b(02), 3c(02), 4a and 4b would also be visible in the distance across the left and centre parts of this view in Phase 2b.

Additional Mitigation

The additional mitigation measures would plant a new section of hedgerow with hedgerow trees on the airport side of this public footpath, in the immediate foreground of this view (Work 5e) in Phase 1. This planting would establish to reduce visibility to the Proposed Development in Phases 2a and 2b, particularly during summer months.

Camera Location



Summer Photograph



National Grid Reference: 513246, 223005, 157.5aod
Date / Time: 19 September 2020 (08:53)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

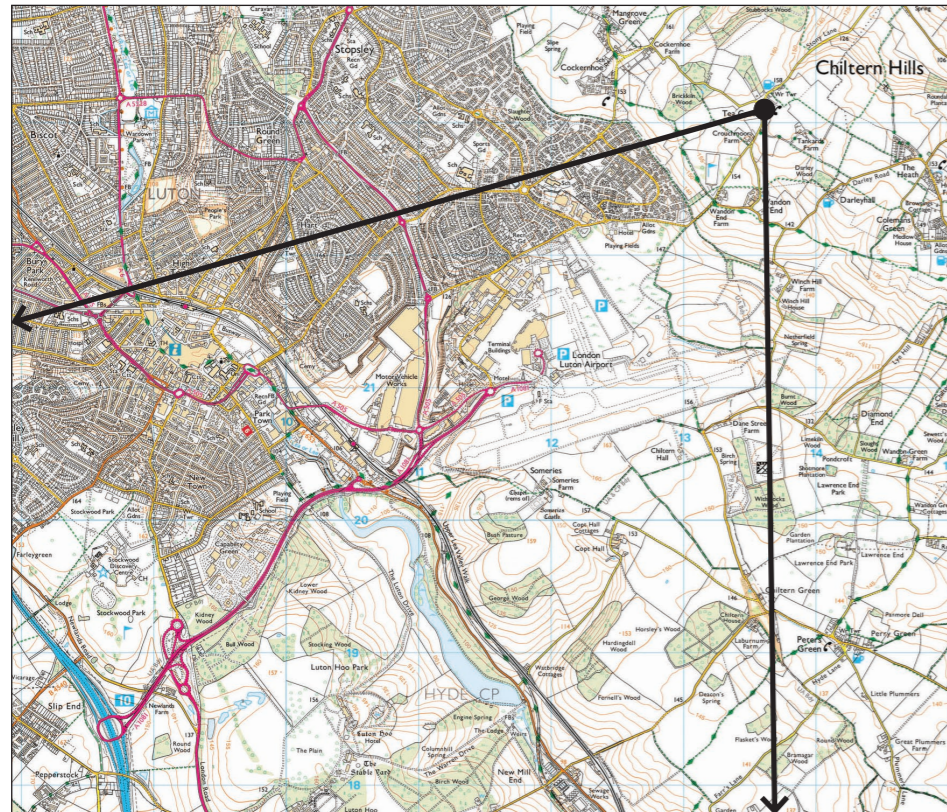
Assessment Viewpoint 60 : White Horse PH at Tea Green

Winter Photograph



National Grid Reference: 513632, 223199, 159.6aod
Date / Time: 19th September 2020 (07:31)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm

Location Plan



Baseline Description

This viewpoint is located in Tea Green, near the White Horse public house and approximately 850m northeast of the Main Application Site. The view is orientated in a south westerly direction and is representative of views experienced by residents of Tea Green. The view is dominated in the foreground by Stony Lane and the village green, which includes several mature trees. A mature hedgerows, aligning Brick Kiln Lane can be seen in the middle-distance across the centre part of the view, which largely screens longer distance views in this direction; although glimpses of some existing airport buildings remain.

Anticipated Change to View

The Proposed Development would be entirely screened from this viewpoint in Phase 1. Construction activities associated with Works 3b(01) and 3c(01) may however be discernible beyond intervening vegetation and in the distance in the left part of this view in Phase 2a. Glimpses of works associated with the construction of 3b(02), 3c(02), 4a and 4b may also be capable of being seen from Phase 2b.

Additional Mitigation

The additional mitigation measures would restore gaps in the hedgerow visible in the middle distance (Work 5e) in Phase 1. This planting would establish to further screen the Proposed Development in Phases 2a and 2b.

Camera Location



Summer Photograph



National Grid Reference: 513632, 223199, 159.6aod
Date / Time: 19th September 2020 (08:38)
Weather Conditions / Visibility: Overcast / Moderate
Camera & Lens: Canon EOS 5D MKII 50mm lens
Horizontal Field of View: 75 °
Accurate Viewing Distance: 300mm